

DIVISION 8 DOORS AND WINDOWS

CITY OF MILWAUKEE HEALTH DEPARTMENT (MHD) 08610 STANDARD WOOD DOUBLEHUNG WINDOW TREATMENT

Part 1 – General

1.1 WORK

- A. Provide **MHD Window Treatments** on all wood double hung windows in all **habitable rooms** and where indicated on the **Scope** and as specified herein.
- B. **Contractor** shall be responsible for compliance with Department of Housing and Urban Development Lead-Based Paint Regulation [24 CFR Part 35], State of Wisconsin, Department of Health and Family Services Lead-Based Paint Regulations [Chapter HFS 163], and the City of Milwaukee Code of Ordinances, Lead-based Paint Hazard Control Regulations, Chapter 66-47.
- C. Obtain Lead Abatement Permit from City of Milwaukee Health Department at least two (2) business days prior to starting any window abatement work.

1.2 QUALITY STANDARDS

- A. Provide experienced, well-trained workers competent to complete the work as specified.
- B. Provide a certified lead abatement supervisor and certified lead abatement workers to install **MHD Window Treatments** including clean up and debris removal per [Section 01810 Lead Dust Hazards](#).
- C. Window and other lead abatement work is time sensitive. **Contractor** is required to expedite the window abatement work to minimize the potential for lead dust exposure to occupants of the dwelling.

1.3 SUBMITTALS

- A. **Contractor** shall post a copy of the MHD Lead Abatement Permit in a visible location at or near the job site entrance door.
- B. **Contractor** shall obtain a Lead Abatement Permit from the Milwaukee Health Department at least two (2) business days prior to starting any lead abatement work.
- C. **Contractor** shall complete an Occupant Protection Plan form and submit it to the Milwaukee Health Department along with their Lead Abatement Permit application.
- D. **Contractor** shall provide **Owner** and (if applicable) tenant a minimum of two (2) days advance notice prior to starting any lead abatement work.

1.4 MATERIALS HANDLING

- A. Provide all materials required to complete the work as listed in the **Scope** and specified herein:
 - Deliver and transport materials to avoid damage to the product or to any other work.
 - Return any products or materials delivered in a damaged or unsatisfactory condition.
 - Materials and products delivered will be certified by the manufacturer to be as specified.
 - Protected from weather or moisture.
 - Protected from construction damage.
 - Protected from occupant traffic.

PART 2 – MATERIALS AND PRODUCTS

2.1 08610 MHD STANDARD WINDOW TREATMENT

- A. Provide Vinyl Jamb-liners (3-1/4 in. x 80 in.), manufactured by Pro*Seal Products, PO Box 147, Beloit, WI 53512-0147, or equal.
- B. Provide aluminum or vinyl coil stock, color as selected by **Owner**, for window trough covering.
- C. Provide aluminum or vinyl, color as selected by **Owner**, for covering blind stop.
- D. Provide, if necessary, interior wood window stops. Color shall match as closely as possible existing interior window trim.
- E. Replace window glass if broken or cracked with glass of same size and thickness.

- F. Replace broken, rotten or otherwise unusable sash.
- G. Repairs to window troughs, sill, stools, jambs, stops or casing shall be made using materials of similar quality, and grade. Replacement materials shall have architectural characteristics that match as closely as possible to the existing building architecture.

PART 3 – INSTALLATION

3.1 PRECONSTRUCTION AND PREPARATION

- A. Examine and verify that job conditions are satisfactory for speedy and acceptable work.
- B. **Contractor** shall confirm that all windows have working storm windows.
 - Broken or missing storm windows shall be repaired or replaced prior to starting window treatments as outlined in the **Scope** and specified herein.
 - In the absence of a working storm window, the **Contractor** may with the approval of Milwaukee Health Department Risk Assessor, use 6 mil plastic as a containment barrier if it is installed and adequately secured with tape from the outside.
- C. Post Lead Abatement Hazard warning signs at the entrances of containment areas.
 - Post a copy of the lead abatement permit.
 - Post a copy of the Occupant Protection Plan.
 - Maintain a copy of the **Scope** at the job site.

3.2 REMOVAL OF EXISTING COMPONENTS

- A. Prior to removal, containment measures shall be in place as described in [Section 01810 Lead Dust Hazards](#).
 - Prior to removal, exterior storm window must be secure in place and closed to prevent escape of lead dust to the exterior of the building.
 - All debris created by the **Contractor** shall be properly disposed of in accordance with [Section 01810 Lead Dust Hazards](#) and [Section 01800 Cleaning and Maintenance](#).
 - **Contractor** shall take all necessary precautions to minimize generation of dust during the course of work, per [Section 01810 Lead Dust Hazards](#).
 - **Contractor** shall take all necessary precautions to minimize damage to surrounding surfaces during removal.
 - Remove interior window stops taking all necessary precautions to minimize damage to stops.
 - Remove interior sash, window parting bead and exterior sash taking all necessary precautions to minimize damage to window sash and glazing.
 - Disconnect or cut window cords connecting window weights. Remove cords and allow weights to remain in wall cavity. Unscrew pulley fasteners and remove pulleys. Do not pound or damage window jambs.
 - Wet sand or scrape exterior (blind) window stops.
 - Clean out and/or install weep holes sized to allow water drainage from window trough.
 - Remove window hardware, HEPA plane front, back and all four edges of window sash to bare wood.
 - Wet sand or scrape the sash returns adjacent to the glass.
 - Remove all loose glazing material.
 - Wet sand or scrape the parting bead at the top (header) of the window opening.
 - Remove to bare wood all paint from windowsills taking all necessary precautions to minimize damage to sill and surrounding surfaces.
 - Remove to bare wood all paint from inside edge of windowsills where the windowsill meets the lower sash.
 - If window sashes and/or windowsills are stained and in reasonably good condition as determined by the **Inspector**, stained surfaces need not be planed to bare wood unless it is specifically listed in the **Scope**.
 - Stained surfaces such as sashes and sills must be sealed.
 - The **Contractor** at the **Contractor's** expense shall repair any damage to window components during removal.
- B. The **Contractor** shall make all necessary repairs to defective window components as listed on the **Scope** or specified herein.

- Sashes that are broken, warped, cracked, split, rotten, or otherwise unusable shall be replaced by the **Contractor** this includes sash that contain more than one **L-bracket**.
- Broken or cracked glass shall be replaced with glass of matching type and thickness. Bathrooms require opaque glass. Note: Consult **Inspector** prior to removal of sash containing stained glass or beveled glass. If necessary, this type of glass shall be replaced with standard conventional window glass, size and thickness to fit opening.
- Broken, loose or missing glazing shall be replaced with window glazing material.
- Broken, cracked, split, rotten or missing interior window stops shall be replaced with similar grade and species material. **Contractor** shall match as closely as possible existing stop material.
- Broken, cracked, split, rotten, or missing windowsills shall be replaced with similar grade and species material. **Contractor** shall match as closely as possible existing architectural finish materials.
- Broken, cracked, split, rotten, improperly pitched or missing window troughs shall be replaced with similar grade and species material. **Contractor** shall match as closely as possible existing architectural materials.
- Window opening shall be reasonably straight level and square. **Contractor** shall make all necessary adjustments to window components to assure smooth and weathertight operation of window sash.

3.3 INSTALLATION

- Prior to installation of window treatment components, thoroughly clean out window opening with HEPA vacuum, wet scrape all loose, cracked or chipping paint from window **blind stop**, jambs, and trough.
- Mount window jamb-liners in window opening plumb, straight and secure.
 - Install aluminum or vinyl wrap in window trough. Caulk underside of covering to create a watertight seal. Fasten securely using like colored 1 ¼ inch aluminum trim nails.
 - Caulk behind bottom of window jamb-liners to create a watertight seal.
 - Cover exterior (blind) window stops with aluminum or vinyl.
 - Mount jamb-liners with a minimum of 2 –1" wood or drywall screws located within 3" of each top and bottom edges of jamb-liner.
 - Jamb-liners shall be sized and cut to fit tightly within the opening, bottom cut angle shall match the pitch of the window trough.
 - Sash mid-rails shall align properly when sashes are in closed position. **Contractor** shall make all necessary adjustments to sash prior to window assembly to assure adequate finished alignment.
 - Prior to assembly of window components, window sashes, windowsills, interior window stops and all other bare surfaces or scraped surfaces of the window shall be primed and painted, or stained and sealed (for natural finished wood) as per [Section 09900 Painting](#).
 - Interior window stops shall be reused if in good condition. Damaged or broken stops shall be replaced with stops sized to fit opening without gaps, or joints. **Contractor** shall match window stops as closely as possible to existing window architectural trim materials.
 - Recess nail heads below surface of material. Nail holes shall be filled with carpenter's wood filler.
 - Reinstall window hardware. **Contractor** shall replace missing, damaged, broken or otherwise unusable window hardware including but not limited to window locks, window pulls, window locking pins, etc. If hardware replacement is necessary, **Contractor** shall match as closely as possible the existing architectural hardware.
 - Hardware shall be clean, free of paint and mounted securely in place with adequate fasteners. Shimming of fasteners to correct misalignment of sashes is unacceptable and will be rejected.
 - Clean all surfaces of window including sash, jambs, sill, trough, hardware and adjacent floor as per outlined in [Section 01810 Lead Dust Hazards](#).
 - Scrape excess paint and glazing material off window glass and clean both sides of glass.

3.4 INSPECTION, REPAIR, AND TOUCH-UP

- After installation, inspect all windows and frames to find and repair damaged surfaces.
 - Repair any damaged materials or parts as directed by **Inspector**.
 - Repair or replace any non-complying materials.
 - Repair or replace any windows that do not operate freely and smoothly.
 - Repair or replace any window sashes that do not remain in a stationary position, open or closed.
 - Any costs for replacing windows for non-compliance will be paid by the **Contractor**.
- Final window mounts:

- Smooth operating.
- Sash shall remain stationary in open or closed position.
- Window shall be reasonably weathertight, having no visible gaps or openings when in the closed and locked position including at the mid-rail between the upper and lower sash.
- Upper and lower sash shall be tight against the top and bottom of window opening when window is in the closed and locked position.

END OF SECTION – 08610 STANDARD WOOD DOUBLEHUNG WINDOW TREATMENT